



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

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Date: November 16, 2015

To: Stephanie Fuhs, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00054, J&R SLO Properties MUP, Farmhouse Ln., San Luis Obispo, APN 076-512-001**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk inspections and possible repairs. Improvement plans may need to be submitted to Public Works, the City of San Luis Obispo, and Cal Trans for review and approval.
- B. Project site may be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City road impact fees may be applicable to this project.
- C. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan (SWCP) Application and Coversheet. The submitted SWCP is acceptable but additional information will be required with the submittal of construction plans for Permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans may need to be prepared in compliance with Section 22.54.030 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. To reconstruct, if necessary, all deteriorated or non-compliant **Farmhouse Lane** and **State Highway 227** frontage improvements.

- b. To remove and replace the existing driveway **Farmhouse Lane** with sidewalk and add the new driveway in accordance with County Public Improvement Standards.
2. **At the time of application for construction permits**, if necessary, the applicant shall submit plans to the City of San Luis Obispo to secure an Encroachment Permit to reconstruct all deteriorated or non-compliant **Farmhouse Lane** frontage improvements in accordance with Caltrans Encroachment Permit Standards.
3. **At the time of application for construction permits**, if necessary, the applicant shall submit plans to Caltrans to secure an Encroachment Permit to reconstruct all deteriorated or non-compliant **State Highway 227** frontage improvements in accordance with Caltrans Encroachment Permit Standards.
4. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that all frontage public improvements have been constructed or reconstructed to the satisfaction of the respective agency and the County Public Works Inspector, and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
5. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.
6. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
7. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

8. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance.
9. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
10. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.

11. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

12. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
13. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
14. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



**Re: DRC2015-00054 J&R SLO PROPERTIES LLC South County E-Referral,
MUP (San Luis Obispo)**

Michael Stoker to: Stephanie Fuhs

11/10/2015 12:58 PM

Cc: Cheryl Journey, Martin Mofield, Charles Moloney

Stephanie,

Please find the building departments comments for DRC2015-00054 below. Also, I added the comments in Tidemark to the drc case. Please let me know if you have any questions

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of the construction of a 12,400 sq. ft administrative building with site improvements and a storm water treatment facility. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 3) As the project is over 10,000 sq. ft and commissioning is required, The Owners Project Requirements (OPR) needs to be submitted with the land use permit approval. See CGBC Section 5.410
- 4) Provide an allowable area analysis on the plans to verify compliance with CBC Chapter 5, including Table 503 and sections 504, 506, and 508. Also, provide information stating is the building is using the separated, non-separated, or accessory occupancy method or combination of each per CBC Section 508.
- 5) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7. The specific details for the wall construction on the plans will need to reference an approved UL listing or gypsum manual listing.
- 6) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 7) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 8) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, equivalent, etc.)
- 9) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design

- Professional (Architect or Engineer) justifying the structural design.
- 10) The project will require a soils report and structural calculations for the design of the buildings. All structural elements to be detailed on the plans to comply with CBSC and adopted referenced codes.
 - 11) A grading permit and SWPPP plan will be required for this project.
 - 12) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the current versions of the California Electrical, Plumbing, and Mechanical Codes.
 - 13) Provide a plumbing fixture analysis on the plans to verify the number of fixtures provided is sufficient for the proposed use and complies with CPC Chapter 4 and Table A and Table 422.
 - 14) Energy Calculations will need to be provided to verify compliance with current California Energy Code.
 - 15) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
 - 16) The building will need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.

Thanks

Michael Stoker

Building Division Supervisor, CASp

805.781.1543



LRA
ST#21 #2min

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 11/09/2015

TO: Cal-fire

FROM: Stephanie Fuhs, 805-781-5721, sfuhs@co.slo.ca.us
SOUTH COUNTY Team / Development Review

RECEIVED NOV 12 2015

PROJECT DESCRIPTION: DRC2015-00054 J&R SLO PROPERTIES LLC MUP, PROPOSED CONSTRUCTION OF NEW 12,400 SF+/- ADMINISTRATIVE BUILDING W/SITE IMPROVEMENTS AND STORM AND WATER TREATMENT FACILITIES, LOCATED AT 1025 FARM HOUSE LANE 0.8 MILES SOUTH OF TANK FARM RD AT THE EAST CORNER OF FARM HOUSE ROAD AND SR 227, SAN LUIS OBISPO APN: 076-512-001

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

PLEASE SEE FIRE SAFETY PLAN.

Date 12/9/2015

Name TRAVIS CRAIG

Phone 805.593.3427



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
 Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

Commercial Fire Safety Plan

December 9, 2015

Project Summary

Name: J&R SLO Properties Project Number: **DRC2015-00054**

Street Name: 1025 Farm House Lane City: **San Luis Obispo** State: **Ca** Zip: **93401**

Project Description: New 12,400 SF admin building. Phone #: (805)783-1880

☒ This project is located approximately 2 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is not** located in State Responsibility Area for wild land fires, and **is not** designated as a ----- Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

OPERATIONAL REQUIREMENTS

Fire Safety and Evacuation Plans

☒ Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Fire Evacuation Plans

☒ Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for persons unable to use the general means of egress unassisted.
4. Procedures for accounting for employees and occupants after evacuation have been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Fire Safety Plans

☒ Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.

- 4.3. Secondary evacuation routes.
- 4.4. Accessible egress routes.
- 4.5. Areas of refuge.
- 4.6. Exterior areas for assisted rescue.
- 4.7. Manual fire alarm boxes.
- 4.8. Portable fire extinguishers.
- 4.9. Occupant-use hose stations.
- 4.10. Fire alarm annunciators and controls.
- 5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
- 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

Additional/Special Conditions

Building Construction requirements and Vegetation Management

Vegetation Management

- ☒ A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Screening and Environmental Considerations

- ☒ Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.
- ☒ Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Public resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Stairway Access to Roof

- ☒ New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

Building Height and Area

- ☒ Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure.
- ☒ A building that is greater than 20,000 square feet (1.858 m²) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 1/2 inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.

<p><u>Address Requirements</u></p> <p><input checked="" type="checkbox"/> New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Industrial 10 inches high with a minimum stroke width of 0.5 inch (12.7mm).</p>
<p><u>Address Directories</u></p> <p><input checked="" type="checkbox"/> When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.</p>
<p><u>Additional/Special Conditions</u></p>
<p><u>Solar Photovoltaic systems</u></p> <p><input checked="" type="checkbox"/> Solar systems shall be installed in accordance with sections 605.11.1-605.11.4. Marking is required on interior and exterior Direct Current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.</p> <p><input checked="" type="checkbox"/> Solar components shall be located as close to the hip, ridge, or valley or directly possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.</p> <p><input checked="" type="checkbox"/> Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows, doors and must be located over strong points where access point does not conflict with overhead obstacles such as trees wires or signs.</p> <p><input checked="" type="checkbox"/> There shall be a six (6) foot wide clear perimeter around the edges of the roof unless either axis of the building is 250 feet then 4 (4) foot clear perimeter is permitted. Smoke ventilation operations requires distance between arrays shall be eight foot or greater in width OR a four foot or greater pathway and bordering roof skylights, or smoke and heat vents OR a four (4) foot or greater and a bordering four foot by eight (8) foot "venting cutouts" every 20 feet on alternating sides of the pathway.</p>
<p><u>Site Access /Roads/Knox/Exiting</u></p>
<p><u>Commercial and Residential Access Road Standards</u></p> <p><input checked="" type="checkbox"/> All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards. Standard construction drawing exhibits can be located on line at: http://www.slocounty.ca.gov/Assets/PW/DevServ/general/2008+Standards.pdf</p>
<p><u>Commercial and Residential Road Grades</u></p> <p><input checked="" type="checkbox"/> The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.</p> <p><input checked="" type="checkbox"/> All roads shall:</p> <ul style="list-style-type: none"> • Be able to support Fire Apparatus. • Provide a vertical clearance of 13'6" • Provide a 10 foot fuel modification zone on both sides.
<p><u>Commercial</u></p> <p><input checked="" type="checkbox"/> The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.</p> <p><input checked="" type="checkbox"/> Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.</p> <p><input checked="" type="checkbox"/> Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.</p> <p><input checked="" type="checkbox"/> Fire access shall be provided to within 150 feet of the outside building perimeter.</p>
<p><u>Additional/Special Conditions</u></p>

Emergency Access Knox Keys and/or Gate Switches**Structural Access Requirements**

- ☒ All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Gate Access Requirements

- ☒ Gate must be setback a minimum of 75 feet from the SLO County maintained road.
- ☒ Gate must automatically open with no special knowledge.
- ☒ Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- ☒ Gate shall have an approved means of emergency operation at all times. CFC 503.6
- ☒ Gate must be 2 feet wider than the road on each side.
- ☒ Gates must have a turnaround located at each gate.

Exiting

- ☒ All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

Setbacks

- ☒ A 30-foot building setback from property line required for parcels 1 acre in size or larger.

Fire Protection Systems Sprinklers Hydrants Alarms**Fire Sprinklers in Structures**

- ☒ This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.
- ☒ The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)

Hydrants

- ☒ All fire hydrants and required access roads shall be installed PRIOR to structural construction.

Additional/Special Conditions**Sprinkler System Supervision and Alarms**

- ☒ All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

Fire Protection Engineer required

- ☒ A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.
- ☒ Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.
- ☒ The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

PRESSURIZED System and Hydrant Specifications

- ☒ Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

FDC

- ☒ The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

Additional/Special Conditions**ALARMS****NFPA 72 Alarm systems**

- ☒ ***A centralized interlinked Fire Alarm System is required for this project.*** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.
- ☒ Alarm system must be centralized and interlinked for the entire facility and include monitoring for all site alarm systems including; all on site Fire Protection Systems, and any and all hazardous materials, monitoring of hazardous materials, compressed gases, flammable and combustible liquids, liquefied petroleum gases, storage, delivery and processing areas.

Commercial Cooking Operations

- ☒ California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:
- 1) Wet chemical extinguishing system, complying with UL 300.
 - 2) Carbon Dioxide extinguishing systems
 - 3) Automatic Fire Sprinkler Systems

General Fire Precautions and Signage**Portable Fire Extinguishers**

- ☒ Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Combustible Waste Material

- ☒ Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire, CCR Title 19 Division 1.
- ☒ Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

Petroleum Tanks

- ☐ Fire Protection systems and safety precautions requirements shall be required in accordance with California Fire Code Chapter 57 Flammable and Combustible Liquids. Foam protection system shall be provided for above ground tanks California Fire Code section 5704.2.9.2 in accordance with NFPA Standard 11 Low expansion foam and combined agent systems, and NFPA Standard 15 Water Spray Fixed Systems NFPA Standard 30 Flammable and Combustible Liquids Code.

Storage, Stockpiles and Enclosures

- ☒ Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

Electrical

- ☒ Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

Fire Safety during Construction:

- ☒ Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

Additional/Special Conditions

Inspector

Travis Craig

Fire Captain